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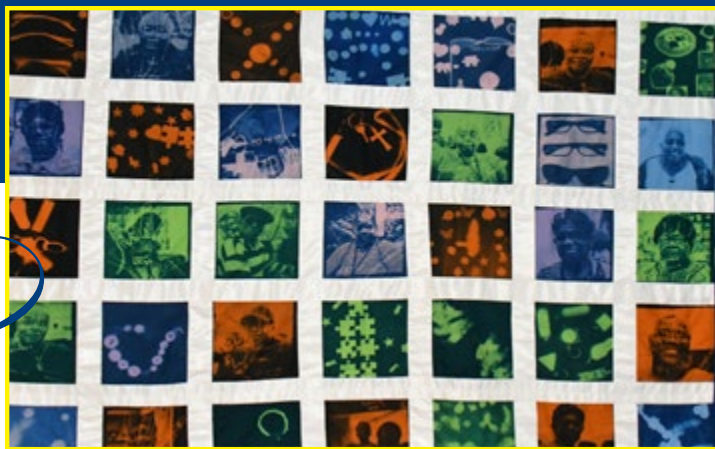
ANNUAL REPORT 2019

THE ART OF LIVING



**"I PROFOUNDLY FEEL THAT THE ART OF LIVING IS THE ART OF GIVING.
YOU'RE FULFILLED IN THE MOMENT OF GIVING, OF DOING SOMETHING BEYOND YOURSELF."**

*LAURANCE ROCKEFELLER,
PHILANTHROPIST*



DEAR *friends,*

Life is full of color — different shades and many layers make up how we live. We want our lives to be full of sunny yellows, ocean blues and royal purples, but the colors of our lives can become muted due to fear and concern about unmet needs for safety, access to services and an affordable place to call home. Celebrating 20 years of commitment to our communities, Community Lenders is proud to repaint these uncertainties with bright opportunities for stability and peace-of-mind.

Community Lenders chose “The Art of Living” as this year’s annual report theme to not only recognize art’s positive influence in communities but also to pay tribute to the artful way that life is celebrated and embraced within communities, homes and even while sitting at one’s own table. Just like the murals in El Centro de Oro Commercial District (pictured on the cover) illuminate the surrounding Latino community of Philadelphia, our goal is to bring light, life and color into the lives of those touched by the projects that have been artfully supported by our member banks.

Art is diverse and so were this year’s projects. One commonality, however, is that all residents now have the support they need to master the art of living. Individuals and families no longer agonize over safety and finances with affordable housing at River Run Meadows Apartments. Philadelphia residents live a better life in the comfort of their homes with the medical care available from All American Home Care. At the Apartments at St. Bart’s, seniors age with grace while they live independently and obtain the assistance they need. The women who reside at the Tioga Family Center are happy to build new skills while watching their children grow up in a stable, supportive environment.

We thank and applaud our member banks and the organizations that made this year’s projects and the past 20 years possible. We couldn’t have provided so many homes and community facilities without their support.

Best Regards,

Audrey McMichael



Audrey McMichael
Executive Director

Mary Jane Corzel
Board Chair
Bryn Mawr Trust



Creating a *Vibrant* Community



River Run Meadows

Birdsboro

Berks County, PA

Before they moved to River Run Meadows Apartments, residents knew their families deserved more — increased safety, extra space, better schools and a quieter location.

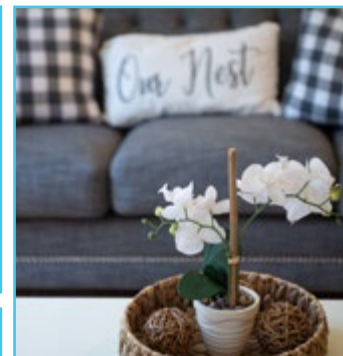
Many families moved from the nearby city of Reading and loved the transition to the less populated borough of Birdsboro. Other residents already called Birdsboro home before the move. They were grateful to stay active members of their community rather than being uprooted from the place they love for affordable, safe housing.

In the rural areas of Berks County, there weren't many affordable housing options, which is why Housing Development Corporation (HDC) MidAtlantic, a nonprofit organization, constructed River Run Meadows with the support of Community Lenders.

The property contains 58 apartments and townhomes for individuals and families earning less than 60% of the area's median income. Units feature open layout floor plans with the option of one, two or three bedrooms, plus energy-efficient appliances, onsite parking and 24-hour maintenance. There are six residential buildings and one centrally located community building equipped with a laundry room, a gathering space and resident services.

Neighbors are friendly and participate in community events such as movie nights, ice cream socials, and arts and crafts. With many young families at River Run Meadows, there are always children playing on the multipurpose athletic court and playground, or riding bikes on the sidewalks. Children run around outside and parents no longer worry about the drugs and dangers found in cities. Light posts throughout the community are also equipped with security cameras.

Conveniently located along the Schuylkill River Trail, residents use the trail for walking, running and biking. They are also near two shopping malls and close to many restaurants and doctor offices.



"It is calmer and more peaceful living here than in the city. My son had nowhere to play outside and the streets were busy. Now he can ride his bike and play with his friends and I know he is safe."

— Jessica, resident

"My home is my favorite place to be. It's beautiful here."

— Carol, resident



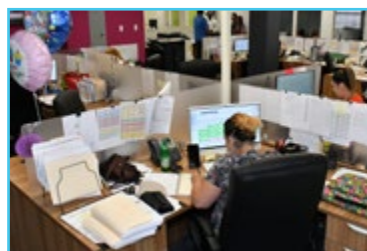
A *Bright* Addition



All American Home Care

Philadelphia, PA

Walking through El Centro de Oro Commercial District — the heart of Philadelphia's Latino community, residents and visitors see cheerful painted sidewalks, buildings with brightly painted facades, detailed murals and uplifting décor like metal palm trees. Yet, in the middle of this energetic community, something was missing. The first floor of Caribe Towers Condominium was dilapidated and vacant, so HACE, the minority nonprofit responsible for the revitalization efforts in the area, was looking for the right tenant. HACE selected All American Home Care, LLC, and was confident the home health care agency would benefit the neighborhood as well as the seniors who lived upstairs in 57 one-bedroom units provided by HUD 202 Development.



Using funding from Community Lenders and hiring all minority businesses, HACE converted the antiquated 9,420 square-foot space into modern administrative offices. All American Home Care was expanding rapidly and in need of more space for operations, outreach, hiring and marketing.

Founded in 2011, All American Home Care allows clients of all ages to live independently in the comfort of their homes and receive care. Seniors residing upstairs in Caribe Towers and clients in the surrounding community are provided with wound care, physical therapy, speech therapy, injections, illness monitoring and help with daily activities within their homes. Palliative care and hospice care are also available to give support and comfort in the final phase of a terminal illness.

About 80 percent of All American Home Care's patients are local to the community and range in age from 45-80. With 100 new patients added each month, local job creation grows quickly. About half of the staff speaks English as a second language; Spanish is their first.

"The art of living to us means breaking down language barriers in home care," said Michael Spivak, CEO of All American Home Care. "We are also able to help people stay in their homes longer rather than moving to a medical facility or assisted living."



"Community Lenders was a great partner to fit our goals of economic development in the neighborhood. All American Home Care provides support for the community and created jobs."

- Maria Gonzalez, President of HACE

A Vivid Composition



New Courtland at St. Bart's

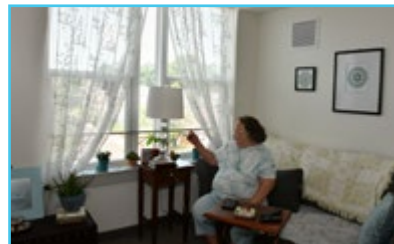
Philadelphia, PA

When it comes to living well, St. Bart's residents have it down to an art! Apartment dwellers enjoy movie nights, game nights and coffee socials in the bright and spacious community room. Some residents even established a club called the Fabulous Ladies and Gents of St. Bart's where they raise money for fun outings. Artwork on the walls, happy residents and top-notch amenities explain why the facility is fully occupied with a long waitlist of nearly 250 potential residents.

Completed in the spring of 2018 on the former site of St. Bartholomew Catholic School in Northeast Philadelphia, the Apartments at St. Bart's offers modern, cheerful, low-income housing to seniors who are interested in urban living. Community Lenders funded floors 2-7, which includes all 42 residential units and the community room.

The seven-story apartment complex consists of temperature-controlled air conditioning and heating, utilities and laundry services, emergency systems in every room, a buzz-in security system, a rooftop garden and transportation, as well as many other amenities.

Residents are able to live as independently as they wish while receiving quality medical support or help with everyday tasks, such as cooking and cleaning, through the LIFE (living independently for elders) Center on the first floor, provided by NewCourtland Senior Services. Ultimately, the Apartments at St. Bart's gives seniors the opportunity to live comfortably at home and age with dignity.



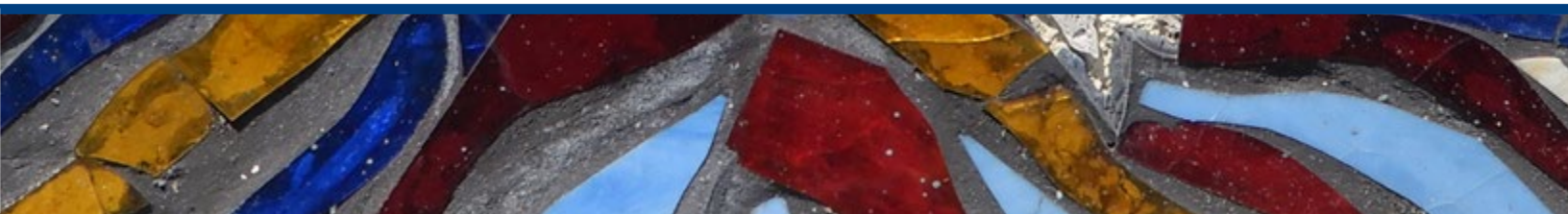
"This is not just an apartment; it is my home. It is spacious and bright for my art and I decorated with light colors and peaceful blues. It is an inspiration for my art when the environment around me is so beautiful."

– Lucy, resident



"Work like this makes it possible to achieve our mission to provide low income housing to seniors. We couldn't have done it without the help of Community Lenders and outside investor support."

– John Ungar, Director of Housing and Project Management at NewCourtland Senior Services



Finding *Balance* and Support



Tioga Family Center

Philadelphia, PA

The road to recovery is a lot smoother with a supportive place to call home. Early this year, Gaudenzia Foundation opened the Tioga Family Center. Women who are in recovery and their children are provided with low-income housing and supportive services at the Center.

Single women have historically been an underserved population when it comes to affordable housing programs. Community Lenders' support of the Tioga Family Center created new opportunities for Gaudenzia, single women with and without children, and the surrounding area.

The ideal location of the Tioga Family Center will bring economic stability and change to the community of North Philadelphia. Residents transform their lives through GED and HiSet classes, personal tutoring sessions, financial management seminars, parenting and life skills workshops, and resume writing and job search assistance.

The Center's 32,000 square-feet contains 24 residential units plus comprehensive on-site support services that create family stabilization. These bonus spaces really make the Tioga Family Center unique. There is a childcare center, a computer room, classrooms, playgrounds and a half-size basketball court. Children can also participate in the Early Head Start program that promotes physical, cognitive, social and emotional development.

The Tioga Family Center is one of the first projects recognized under the Pennsylvania Housing Finance Agency's Low-Income Housing Tax Credits Program to meet sustainability requirements through triple-paned windows, heavily insulated walls and environmental-friendly appliances. Units also feature digital doorbells that allow the resident to view who is at the door with a small digital monitor. There are laundry facilities on residential floors, and central heating and air conditioning in each unit.



"Living here is a stepping stone to opportunity and a foundation to gain tools that I lost along the way. I am a full-time employee with Gaudenzia, bought my first car and was accepted into Alvernia University because of this building. It grounded me, and I know there is so much more ahead."

– Shannon, resident



GAUDENZIA

"What I've learned about permanent housing is that it affects every area of children's lives. They perform better at school because they don't have to worry about housing and many grow up to receive partial or full college scholarships."

– Toni Montier, Eastern Region Housing Director of Gaudenzia



Community Lenders Community Development Corporation

Statement of Financial Position June 30, 2019

ASSETS

Current assets	2019	2018
Cash	\$ 932,450	\$ 889,624
Membership fee receivable	5,000	5,000
Prepaid expenses	430	430
Loans receivable	1,054,133	963,117
Total current assets	1,992,013	1,858,171
Other assets		
Loans receivable – net of current portion	42,563,278	38,029,064
Membership fee receivable – net of current portion	10,000	-
Escrow agency	194,679	216,213
Capital assets		
Furniture, equipment, and software, net	1,426	3,138
Total assets	\$ 44,761,396	\$ 40,106,586

LIABILITIES

Current liabilities		
Current portion of notes payable	\$ 1,088,590	\$ 999,867
Interest Payable	13,517	8,865
Deferred membership contributions	5,000	5,000
Total current liabilities	1,107,107	1,013,732
Escrow agency	194,679	216,213
Long-term liabilities		
Notes payable – net of current portion	43,154,764	38,649,464
Deferred membership – net of current portion	10,000	-
Total long-term liabilities	43,164,764	38,649,464
Total liabilities	44,466,550	39,879,409

NET ASSETS

Net Assets		
Unrestricted	294,846	227,177
Total liabilities and net assets	\$ 44,761,396	\$ 40,106,586

Community Lenders...

Our Mission...Our Commitment

Community Lenders, formed in 1999, provides financing for community redevelopment and revitalization projects in Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton and Philadelphia counties. As a nonprofit 501 c (3) corporation committed to providing financing to profit and nonprofit groups, Community Lenders promotes and facilitates community revitalization through the financing of, and investment in housing and community development activities, which address the needs of low and moderate-income persons with specific emphasis on those communities where our member banks are located.

Due to the strength of our 29 member banks, Community Lenders has loaned close to \$62 million to more than 66 profit and nonprofit groups. This past fiscal year, Community Lenders funded loans, which provided 184 units of affordable housing and one new commercial property utilized for supportive services, bringing the total number of units since 1999 to 2,157 affordable residential units and 30 commercial properties utilized for supportive services.

Member Banks 2019

Ambler Savings Bank
American Bank
BB&T
The Bryn Mawr Trust Company
Covenant Bank
Customers Bank
Embassy Bank
First Bank
First National Bank & Trust Co. of Newtown
First Priority Bank
Fulton Bank
Harleysville Bank
Hatboro Federal Savings
KeyBank

M&T Bank
Malvern Bank
Meridian Bank
Penn Community Bank
Phoenixville Federal Bank & Trust
Provident Bank
Prudential Bank
QNB Bank
Republic Bank
The Bancorp Bank
Tompkins VIST Bank
Univest Bank & Trust
William Penn Bank
WOODFOREST National Bank
WSFS Bank

Community Representatives

Bucks County Housing Group
Genesis Housing Corp

Habitat for Humanity of Montgomery
and Delaware Counties, PA
Montgomery County Housing Authority
SeedcoDE

120 E. Broad Street, Suite 2, Souderton, PA 18964

215-799-1340

Audrey McMichael, Executive Director
amcmichael@communitylenderspa.org



www.CommunityLendersPA.org

